



**STAFF REPORT**  
**Committee of Adjustment**  
**Application**

<b>Date:</b>	November 24, 2016
<b>To:</b>	<b>Chair and Committee Members of the Committee of Adjustment, Toronto and East York District</b>  <b>Anita MacLeod, Manager &amp; Deputy Secretary-Treasurer, Toronto and East York District</b>
<b>From:</b>	Lukasz Pawlowski, Acting Manager of Traffic Planning, Transportation Services, Toronto and East York District
<b>Wards:</b>	Ward 29 Toronto - Danforth
<b>Reference:</b>	File No. A0886/16TEY Address: 273 Donlands Avenue Application to be heard: November 30 2016

**RECOMMENDATION**

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Require the owner to:

- (1) Convey to the City, prior the issuance of a building permit, at a nominal cost, a 0.67 metre wide strip of land, to the full extent of the site abutting the west limit of the public lane. Such lands to be free and clear of all encumbrances, save and except for utility poles, trees, and subject to a right-of-way for access purposes in favour of the Grantor until such time as the said lands have laid out and dedicated for public highway purposes; and
- (2) Submit to the Executive Director of Engineering and Construction Services, for review and acceptance, prior to depositing in the appropriate Land Registry Office, a draft Reference Plan of Survey, in metric units and integrated into the Ontario Coordinate System, with coordinate values shown on the face of the plan, and delineating thereon by separate PARTS the lands to be conveyed to the City for road widening purposes, the remainder of the site, and any appurtenant easements.

**APPLICATION**

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To construct a new rear detached garage.

## **COMMENTS**

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This is in reference to the application by Andrew Trotter, on behalf of Vasiliki and Dionyssios Papadatos for the above-noted site located on the east side of Donlands Avenue north of Mortimer Avenue. Notwithstanding, the following transportation related variance to the Zoning Bylaw is requested:

**1. Chapter 10.5.60.20.(4), By-law 569-2013**

The minimum required setback of an ancillary building or structure from the original centreline of a lane is 2.5 m.

The rear detached garage will be located 1.83 m from the original centreline of the lane abutting the east rear lot line.

The site abuts a substandard 3.66 metre wide public lane extending between Mortimer Avenue and Memorial Park Avenue, which in accordance with the Official Plan requirements for residential lanes, should ultimately be widened to 5.0 metres. In order to provide for the widening, a 0.67 metre wide strip of land, to the full extent of the site abutting the west limit of the public lane, should be conveyed to the City.

A copy of your Committee's decision on this matter would be appreciated.

### **CONTACT**

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FOR

Lukasz Pawlowski  
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